

**City of Pomona  
Successor Agency Oversight Board  
Special Meeting Minutes**

**City Council Chambers  
Pomona City Hall  
Pomona, California**  
[www.ci.pomona.ca.us](http://www.ci.pomona.ca.us)

**May 9, 2013  
1:00 p.m.**

**Board Members present:**

Carrie Sutkin, Chair  
Gerry Hertzberg, Board Member  
Mike Gregoryk, Board Member  
Leslie Barnes, Board Member

**Board Members absent:**

Elliott Rothman, Vice Chair  
Bruce Saito, Board Member

**Vacant:**

City Appointment

**Staff Members Present:**

Linda Lowry, City Manager  
Christopher Cardinale for Arnold Alvarez-Glasman, City Attorney  
Raymond Fong, Director of Redevelopment  
Holly Whatley, Oversight Board Legal Counsel  
Anthony J. Mejia, Clerk of the Oversight Board

CALL TO ORDER

Chair Sutkin called the meeting to order at 1:07 p.m.

ROLL CALL

Anthony J. Mejia, Clerk of the Oversight Board, called roll and informed the Board that Alva Lopez is no longer an employee with the City and they have started the process to locate a replacement.

## PLEDGE OF ALLEGIANCE

Chair Sutkin led the Pledge of Allegiance

## PUBLIC COMMENT

There was none.

1. Minutes of the Successor Agency Oversight Board Regular Meeting of February 14, 2013 and Special Meeting of February 28, 2013.

*On motion of Board Member Hertzberg, seconded by Board Member Gregoryk, carried by unanimous vote of the members present (4-0-2-0) Board Member Saito and Vice Chair Rothman absent, approving the February 14, 2013 Regular Meeting Minutes and the February 28, 2013 Special Meeting Minutes.*

2. Receive and file a report on the Subordination Agreement with American Business Bank and Superior Duct Fabrication – 1683 Mount Vernon Avenue.

Raymond Fong, Director of Development, provided a brief summary of the staff report and added that this is the fourth year of the Former Redevelopment Agency approved Business Assistance Agreement with Superior Duct Fabrication.

In addition, Mr. Fong stated that the agreement was on the Recognized Obligation Schedule (ROPS) and approved by the Department of Finance (DOF).

*On motion of Board Member Hertzberg, seconded by Board Member Gregoryk, carried by unanimous vote of the members present (4-0-2-0) Board Member Saito and Vice Chair Rothman absent, the report was received and filed.*

3. Adopt a Resolution of the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pomona, California, approving a second amendment 5-year lease extension with Keith A. Seagull for Suite 219 of Mission Promenade.

Raymond Fong, Director of Development, updated the Oversight Board of the current lease agreement in place with the occupying tenant. The lease amount was reduced from \$1,600 to \$1,300 in efforts to retain the tenant under lease. The lease was extended in the past and the Successor Agency wishes to extend the lease once again for another 5 years.

Board Member Hertzberg asked if the Successor Agency plans on selling the property in the Long Range Property Management Plan (LRPMP). Mr. Fong explained that the property will be sold. However, he noted that the space is relatively small and leasing the space, in concurrence with the approval of the LRPMP, would be beneficial to the Successor Agency.

*On motion of Board Member Gregoryk, seconded by Board Member Barnes, carried by unanimous vote of the members present (4-0-2-0) Board Member Saito and Vice Chair Rothman absent, the Board adopted Resolution of the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Pomona, California approving a second amendment 5-year lease extension with Keith A. Seagull for Suite 219 of Mission Promenade.*

#### DEPARTMENT OF FINANCE COMMUNICATIONS/ BOARD MEMBER COMMENTS

Board Member Gregoryk requested a status on the unpaid invoices for legal services rendered to the Oversight Board. Linda Lowry, City Manager, informed the Board that the Successor Agency is still waiting for more funds as they do not use City funds to pay contractors. Ms. Lowry added that she will address the issue and consult with their legal counsel.

Board Member Gregoryk indicated he was under the impression that the legal services funds were already accounted for on previously approved Recognized Obligation Payment Schedule's (ROPS). He voiced concerns that City staff is being paid and not the legal fees. He suggested that the Board revisit the need for legal counsel's presence at every Board meeting.

Board Member Hertzberg informed Ms. Lowry that the County Treasurer and Tax Collector is implementing the Los Angeles County Redevelopment Bond Refunding Program. He added that the Program is being implemented to assist successor agencies in refunding outstanding tax allocation bonds, reduce future debt service payments, and provide additional property tax revenues to affected taxing entities in the County.

The report was received and filed by consensus of the Board.

#### FUTURE AGENDA ITEMS

The following item was requested to be placed on the next agenda:

- Update on the Asset Management Plan
- Receive and File of Certificate of Completion
- Update on Cash Flow issues and priority of payments
- Priority of payment update on the Successor Agency's Long Range Property Management Plan

Raymond Fong, Director of Development, added that he will also be seeking the Oversight Board's approval to allow the Successor Agency to move forward with the approval of a sliver of land for a street dedication.

**ADJOURNMENT**

The meeting adjourned at 1:36 p.m. The next Regular Meeting is scheduled for Thursday, June 13, 2013 at 1:00 p.m.

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Anthony J. Mejia, Clerk of the Oversight  
Board

**ATTEST:**

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Carrie Sutkin, Chairperson